

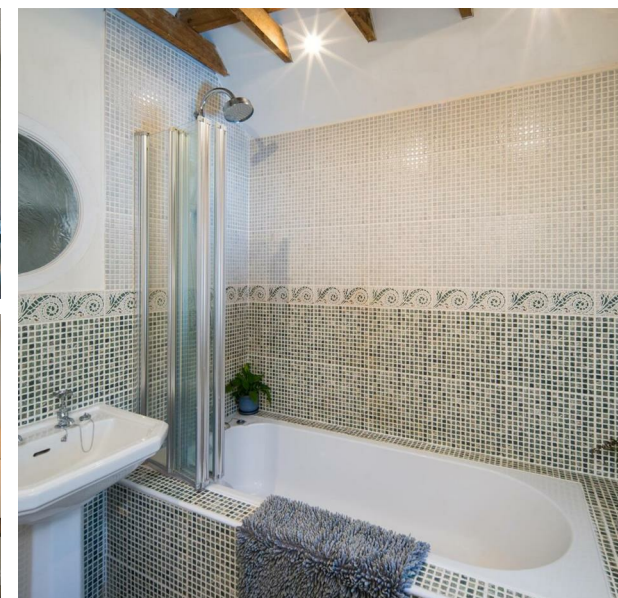
5 Hope Cottages Upper Green Road, St. Helens, Ryde, PO33 1UJ

Asking Price £275,000

EPC Rating: Council Tax Band: B

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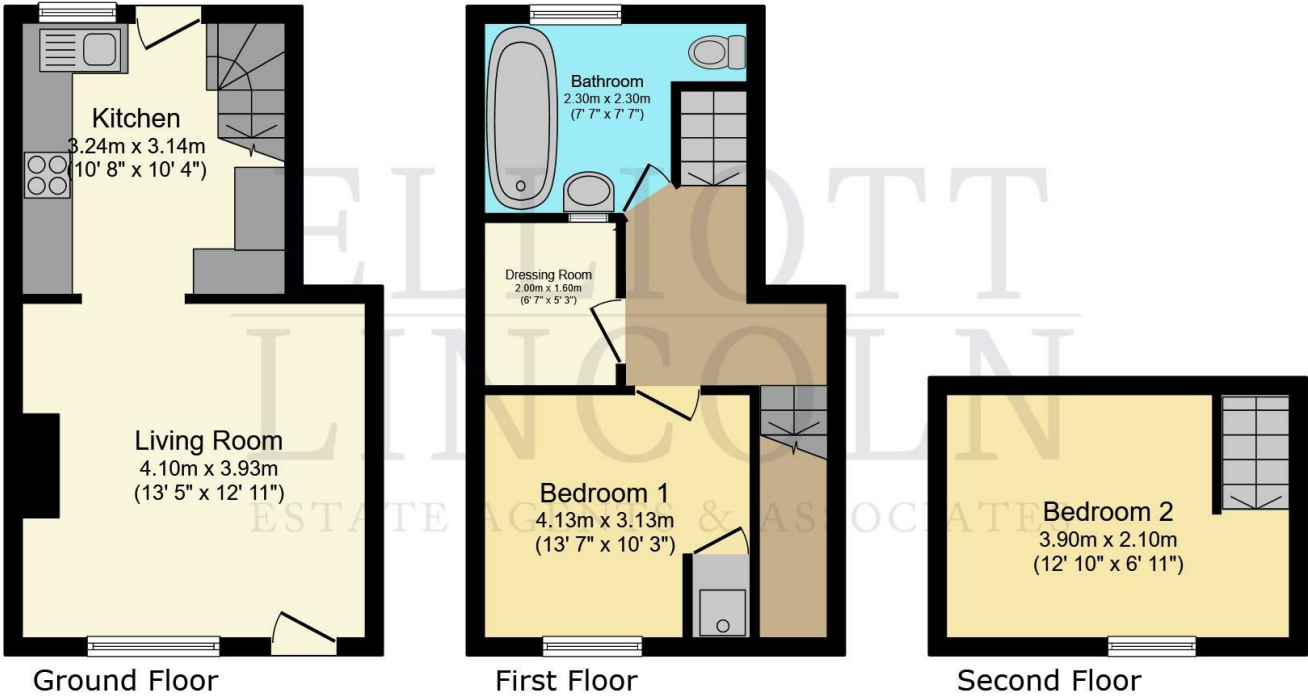


A charming cottage for sale on Upper Green Road in St. Helens, overlooking the village green with views of Bembridge Harbour and Culver Down from the upper floors. This welcoming home combines character features with a shaker-style kitchen and built-in dining nook, a separate dressing room and a bathroom with a vaulted ceiling. A front courtyard and surprisingly generous rear garden with a patio and pergola provide appealing outdoor spaces, while village amenities are close by. Accommodation extends to approximately 707 sq. ft over three floors, including an attic bedroom.

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Total floor area: 65.7 sq.m. (707 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC